

CA2 ON HO

78 A61

URB/MUN.

MUNICIPAL

L APPLICATION ANALYSIS FOR
SENIOR CITIZEN AND
FAMILY ACCOMMODATION

IN THE
CITY OF HAMILTON

July 1978

PROJECT MARKETING AND SURVEYS



Ontario

Ministry of Housing

APPLICATION ANALYSIS FOR
SENIOR CITIZEN AND
FAMILY ACCOMMODATION
IN THE
CITY OF HAMILTON

A. SUMMARY
INTRODUCTION

In May 1978 the Community Housing Branch of the Ministry of Housing requested that an application analysis be conducted to determine the need for additional senior citizen and family assisted rental housing in the City of Hamilton.

**L APPLICATION ANALYSIS FOR
SENIOR CITIZEN AND
FAMILY ACCOMMODATION**

LOCATION

See attached map.

**IN THE
CITY OF HAMILTON**

July 1978

KEY FINDINGS

Past experience has shown that an analysis of need based on current and projected waiting list information is the best basis for determining demand for Ministry rent-regulated senior housing units. While demographic data and income figures are helpful in determining the possible applicants, they are not as reliable as waiting list data which reflect rent-regulated-to-income housing.

The report identifies applicants who are in various stages of the waiting list and who are not subject to a rent ceiling and who are not on the list. However, in existing units, for rent ceiling, the report also identifies those in the separate need category.

Following home visits, applicants are reviewed for need taking into consideration such factors as income, health care, present accommodation, health and other housing related factors. This analysis identifies the number of applicants in need.

Waiting lists are dynamic. People apply, cancel applications and satisfy their own needs. For the purpose of the survey, we are interested in the change resulting in a net change in the number of the projected year. Although there are no waiting lists being submitted, in the year 1978 there are vacancies occurring as people move out. Some vacancies plus proposed new assisted housing units provide the supply aspect of the report. This demand and supply analysis will determine if there is a need for additional assisted housing.

PROJECT MARKETING AND SURVEYS

APPLICATION ANALYSIS FOR
SENIOR CITIZENS AND FAMILIES
IN THE
CITY OF HAMILTON

A. SUMMARY

INTRODUCTION

In May 1978 the Community Housing Branch of the Ministry of Housing requested that an application analysis be conducted to determine the need for additional senior citizen and family assisted rental housing in the City of Hamilton.

LOCATION

See attached map.

SURVEY PROCEDURES

Past experience has shown that an analysis of need based on current and projected waiting list information is the best basis for determining demand for Ministry rent-geared-to-income housing units. While demographic data and income figures may indicate a large number of possible applicants, many prefer to live in market accommodation rather than rent-geared-to-income housing.

The report identifies applicants who are in serious need. Often needy applicants do not accept a unit when offered and vacancies occur from turnover in existing units. For this reason, the report also identifies those in the moderate need category.

Following home visits, applicants are assessed for need taking into consideration such factors as income, shelter cost, present accommodation, health and other housing related factors. This analysis identifies the number of applicants in need.

Waiting lists are dynamic. People apply, cancel applications and satisfy their own needs. For the purpose of the survey, we are interested in the change resulting in a net increase of applications over the projected year. Although there are new applications being submitted, in the same vein there are vacancies occurring as people move out. These vacancies plus proposed new assisted housing units provide the supply aspect of the report. This demand and supply analysis will determine if there is a need for additional assisted housing.

SUBSIDY

The shortfall between operating cost and rent revenue in existing assisted housing is apportioned as a subsidy among the federal, provincial and municipal governments. The current subsidy for existing units in Hamilton is \$153.89 per unit/month for senior citizens and \$216.18 per unit/month for family units. However, development of a new project normally exceeds 12 months. The project subsidy for units built in 1979 is \$275.97 per unit/month for senior citizens and \$371.10 per unit/month for family.

CONCLUSION

Turnover in existing units plus planned rent-geared-to-income units will provide for those most seriously in need to July 1979.

SUPPLY

Turnover units available for application 1979		
units to 1979 to be on temporary 12 month 78	(210)	
New units under development	(188)	
TOTAL UNITS AVAILABLE	(398)	(398)
EXCESS SUPPLY OVER DEMAND DURING 1979	(201)	0

APPENDIX

The foregoing findings are contained in an appendix to Table 2 to Appendix 1.

* Hamilton Housing Authority Housing 1979.

An excess in the supply of units will occur in 1979 and 1980. It is expected that the units will be available for application to Hamilton Housing Authority.

TABLE 1

CITY OF HAMILTON SENIOR CITIZEN APPLICANT SUMMARY AND
PROJECTED DEMAND FOR RENT-GEARED-TO-INCOME ACCOMMODATION
1978-1979

PRESENT DEMAND

As at June 30, 1978

Total Number of Applications on File	388	
Applicants considered to be in serious need (19.4%)	75	
Applicants considered to be in serious and moderate need (52.5%)		204

PROJECTED DEMAND

Estimated 1978-1979 flow of applications (72.4/month x 12 months)*	869	
Attrition Rate (cancellations, etc.) (42.9/month x 12 months)*	<u>515</u>	
Remaining Applications	354	
Probable number of applicants in serious need (19.4%)	<u>69</u>	
Probable number of applicants in serious and moderate need (52.5%)		<u>186</u>
Total Demand to 1979	144	390

SUPPLY

Turnover anticipated in existing 3317 units to 1979 (6.5% or 18/mth.x 12 mths.)*	(216)	
New units under development	<u>(169)</u>	
Total Units Available	<u>(385)</u>	<u>(385)</u>

EXCESS (SUPPLY OVER DEMAND) DEMAND OVER SUPPLY	(241)**	5
--	---------	---

ACCURACY

The foregoing findings are considered to be accurate to within $\pm$ 10 percent.

* Hamilton Housing Authority historical data.

** An excess in the supply of units relative to demand does not necessarily indicate that vacancies will occur. It does indicate that units will be available for offering to households with moderate need.

TABLE 2

CITY OF HAMILTON FAMILY APPLICANT SUMMARY AND
PROJECTED DEMAND FOR RENT-GEARED-TO-INCOME ACCOMMODATION
1978-1979

PRESENT DEMAND

As of June 30, 1978

Total number of applications on file	540	
Applicants considered to be in serious need (41.3%)		223
Applicants considered to be in serious and moderate need (67.3%)		363

PROJECTED DEMAND

Estimated 1978-1979 flow of applications (111.9/month x 12 months)*	1343	
Attrition Rate (cancellations etc.) (73.5/month x 12 months)*	(882)	
Remaining Applications	461	
Probable number of applicants in serious need (41.3%)		190
Probable number of applicants in serious and moderate need (67.3%)		310
Total Demand to 1979	413	673

SUPPLY

Turnover anticipated in Existing 2487 units to 1979 (17.9% or 37.2/mth x 12 mths)*	(446)	
New Units under Development	(15)	
Total units Available	(461)	(461)

EXCESS (SUPPLY OVER DEMAND)/DEMAND OVER SUPPLY	(48)**	212
--	--------	-----

Accuracy

The foregoing findings are considered to be accurate to within $\pm$ 10 percent.

* Hamilton Housing Authority historical data

** An excess in supply of units relative to demand does not necessarily indicate that vacancies will occur. It does indicate that units will be available for offering to households with moderate need.

B. SENIOR CITIZENS

AREA O.H.C. SENIOR CITIZEN HOUSING

<u>Municipality</u>	<u>Distance Kms.</u>	<u>No. of Units</u>	<u>Status</u>	<u>Waiting List June 30, 1978</u>
Hamilton, City.	0	3317	Management	388
		169	Development	
Dundas, Town.	7 (W)	29	Management	30
Stoney Creek, Town.	10 (E)	43	Management	41
Burlington, City	15 (NE)	250	Management	106
		90	Development*	
Caledonia, Town.	22 (S)	20	Management	5
Grimsby, Town.	25 (E)	55	Management	14
		2	Development	
Oakville, City.	30 (NE)	465	Management	97
		116	Development	
Lincoln, Town.	30 (SE)	61	Management	3
Ancaster, Town.	30 (SW)	45	Management	17
Cayuga, Town.	30 (S)	-	-	10

*P.A.R.P. Units

SURVEY PROCEDURES

At the time of the field survey, June 22, 1978, there were 346 applications available for review of which 227 had been homevisited.

All 227 applications and 33% of the uninvestigated applications (36) were analyzed to determine those in serious need. Those applicants not reflecting a strong need were reviewed a second time. Generally those applicants paying in excess of 25% of their income in rent were identified as reflecting a moderate need.

Past experience has proven that not all applicants accept a unit when offered. Thus a propensity to move factor has been applied. For the purpose of need, 100% of the applicants in serious need and 75% in moderate need have been considered.

PRESENT DEMAND

The foregoing analysis provides the following:

Total Applications Analyzed		263
A) Those in Serious Need	51	
Less Propensity to Move Factor	<u>100%</u>	
Total		<u>51</u>
Percentage of Applications Analyzed in Serious Need		19.4%
B) Those in moderate need	116	
Less Propensity to Move Factor	<u>75%</u>	
Total		<u>87</u>
Percentage of Applications Analyzed in Moderate Need		33.1%
C) Those in Serious and Moderate Need		
Serious Need	51	
Moderate Need	<u>87</u>	
Total		138
Percentage of Applications Analyzed in Serious and Moderate Need		52.5%
D) Applying the above percentages to the total applications as of June 30, 1978*		
Serious Need (19.4% of 388)		75
Serious and Moderate Need (52.5% of 388)		204

* At the time of the field survey a number of applications were not available for review as homevisits were being conducted and units being offered. For this reason the 263 is treated as a sampling of 388 applications on file as of June 30, 1978.

PROJECTED DEMAND

The time from identification of need to completion of a project (site selection, building design, calling of tenders, construction etc.) is normally more than 12 months. Therefore a one year projection is used.

Over this one year period applications will be received and cancelled as people satisfy their own needs. Based on the past experience of the Housing Authority, 869 new applications will be received while 515 will be deleted leaving a net increase of 354 applications.

TOTAL DEMAND TO 1979

	<u>Serious Need</u>	<u>Serious and Moderate Need</u>
Present Demand	75	204
Projected Demand	69	186
Total Demand	<u>144</u>	<u>390</u>

SUPPLY

In the existing 3317 units, vacancies will occur as residents move out. Over the 12 month period this will result in the provision of 216 units. In addition 169 senior units on Mohawk Road will be coming on stream.

SUMMARY

Refer to Table 1 - Applicant Summary and Projected Demand for Rent-Geared-to-Income Accommodation for 1978-1979.

SUBSIDY COST

The shortfall between operating cost and rent revenue in existing assisted housing units is apportioned as a subsidy among the federal, provincial and municipal governments. However, development of a new project normally exceeds 12 months and would have greater operating expenses reflecting higher land and construction costs.

	(A) <u>Current Subsidy For Existing Units In Hamilton</u>	(B) <u>Projected Subsidy For Units Built In 1979</u>
<u>Operating Cost Per Unit/Month</u>		
Total Operating Cost	\$226.11	\$343.93
Less Rent Revenue	72.22	70.96
Net Subsidy	<u>\$153.89</u>	<u>\$275.97</u>
<u>Subsidy Apportionment Per Unit/Month</u>		
Federal (50.0%)	\$ 76.95	\$137.98
Provincial (42.5%)	65.40	117.29
Municipal (7.5%)	11.54	20.70

CONCLUSION

Based on the findings of this report, the demand to July, 1979 for heavily subsidized rent-geared-to-income assisted senior citizen housing in the City of Hamilton will be provided for through turnover in existing units and new units under development. Further, it would appear that over this period a number of units will be available for offering to senior citizens with moderate housing assistance requirements.

C. FAMILY

AREA ASSISTED FAMILY HOUSING ACTIVITY

<u>Municipality</u>	<u>Distance Kms.</u>	<u>No. of Units</u>	<u>Status</u>	<u>Waiting List June 30, 1978</u>
Hamilton, City	-	2487	Management	540
		15	Development	
Dundas, Town.	7 (W)	25	Management	30
Stoney Creek, Town.	10 (E)	43	Management	20
		2	Development	
Burlington, City.	15 (NE)	54	Management	30
Oakville, City.	30 (NE)	165	Management	51

SURVEY PROCEDURES

At the time of the field survey, June 22, 1978, there were 337 applications available for review of which 184 had been homevisited. All 184 and 38% of the uninvestigated (58) were analyzed to determine those in serious need. Those applicants not reflecting a strong need were reviewed a second time. Generally those paying in excess of 25% of their income in rent were identified as reflecting a moderate need.

Past experience has proven that not all applicants accept a unit when offered. Thus a "propensity to move factor" has been applied. For the purpose of need, 100% of the applicants in serious need and 75% in moderate need have been considered.

PRESENT DEMAND

The foregoing analysis provides the following:

Total Applications Analyzed		<u>242</u>
A) Those in Serious Need	100	
Less Propensity to Move Factor	<u>100%</u>	
Total		<u>100</u>
Percentage of Applications Analyzed in Serious Need		41.3%
B) Those in Moderate Need	84	
Less Propensity to Move Factor	75%	
Total		<u>63</u>
Percentage of Applications Analyzed in Moderate Need		26.0%
C) Those in Serious and Moderate Need		
Serious Need	100	
Moderate Need	<u>63</u>	
Total		<u>163</u>
Percentage of Applications Analyzed in Serious and Moderate Need		67.3%
D) Applying the above percentages to the total applications as of June 30, 1978*		
Serious Need (41.3% of 540)		223
Serious and Moderate Need (67.3% of 540)		363

* At the time of the field survey a number of applications were not available for review as homevisits were being conducted and units being offered. For this reason the 242 is treated as a sampling of the 540 applications on file as of June 30, 1978.

PROJECTED DEMAND

The time from identification of need to completion of a project (site selection, building design, calling of tenders, construction etc.) is normally more than 12 months. Therefore a one year projection is used.

Over this one year period applications will be received and cancelled as people satisfy their own needs. Based on the past experience of the Housing Authority, 1343 new applications will be received while 882 will be deleted, leaving a net increase of 461 family applications.

TOTAL DEMAND TO 1979

	<u>Serious Need</u>	<u>Serious and Moderate Need</u>
Present Demand	223	363
Projected Demand	<u>190</u>	<u>310</u>
Total Demand	<u>413</u>	<u>673</u>

SUPPLY

In the existing 2487 units, vacancies will occur as applicants move out. Over the 12 month period this will result in the provision of 446 family units. In addition, 15 Rent Supplement units will be coming on stream.

SUMMARY

Refer to Table 2: Applicant summary and Projected Demand for Rent-Geared-to-income Accommodation for 1978-1979.

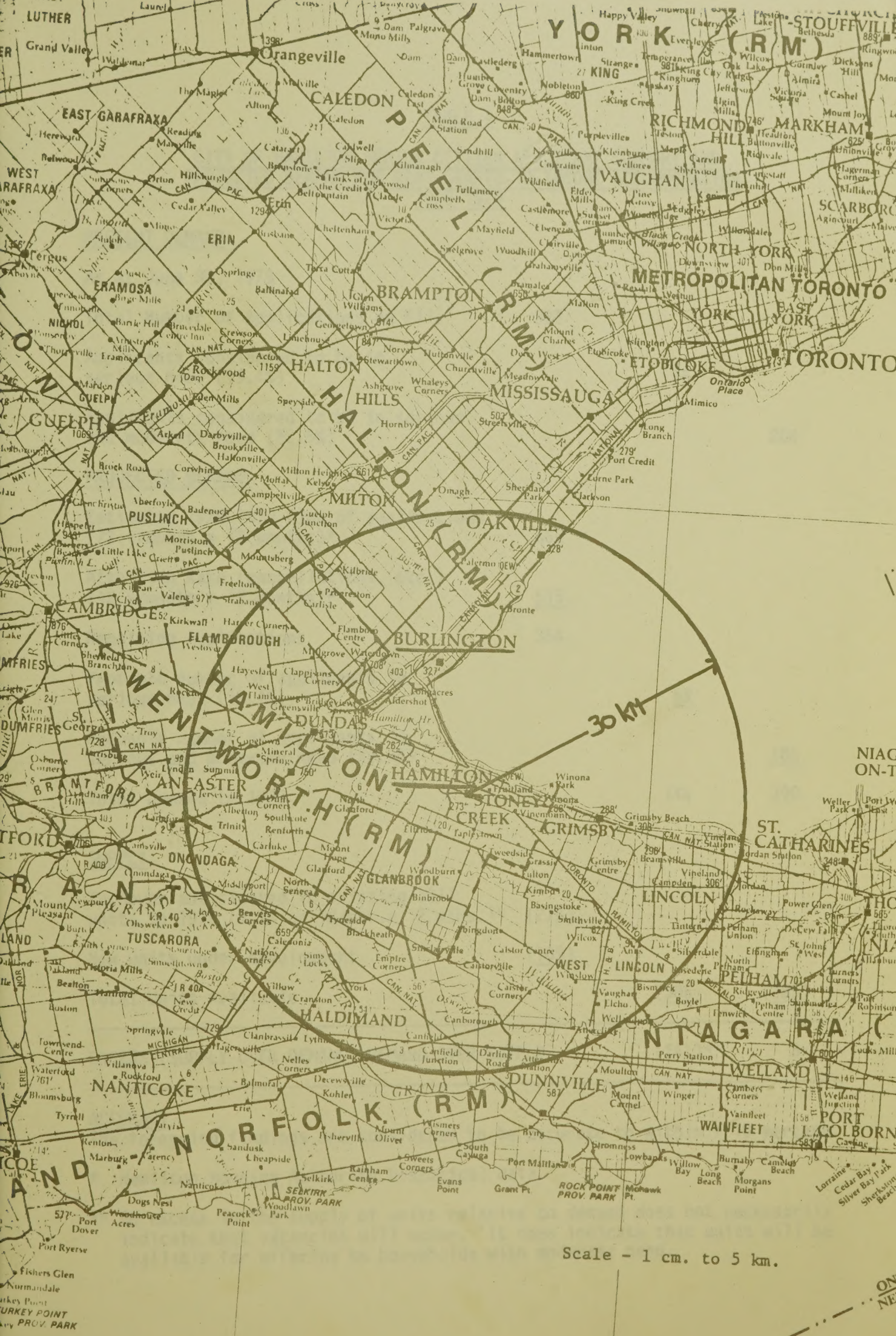
SUBSIDY COST

The shortfall between operating cost and rent revenue in existing assisted housing units is apportioned as a subsidy among the federal, provincial and municipal governments. However, development of a new project normally exceeds 12 months and would have greater operating expenses reflecting higher land and construction costs.

	(A) Current Subsidy For Existing Units in Hamilton	(B) Projected Subsidy For Units Built In 1979
<u>Operating Cost Per Unit/Month</u>		
Total Operating Cost	\$350.56	\$494.12
Less Rent Revenue	<u>134.38</u>	<u>123.02</u>
Net Subsidy	<u>\$216.18</u>	<u>\$371.10</u>
<u>Subsidy Apportionment Per Unit/Month</u>		
Federal (50.0%)	\$108.09	\$185.55
Provincial (42.5%)	91.88	157.72
Municipal (7.5%)	16.21	27.83

CONCLUSION

Based on the findings of this report, the demand to July, 1979 for heavily subsidized rent-geared-to-income assisted family housing in the City of Hamilton will be provided for through turnover in existing units.



Scale - 1 cm. to 5 km.

TABLE 1

CITY OF HAMILTON SENIOR CITIZEN APPLICANT SUMMARY AND
PROJECTED DEMAND FOR RENT-GEARED-TO-INCOME ACCOMMODATION
1978-1979

PRESENT DEMAND

As at June 30, 1978

Total Number of Applications on File	388	
Applicants considered to be in serious need (19.4%)	75	
Applicants considered to be in serious and moderate need (52.5%)		204

PROJECTED DEMAND

Estimated 1978-1979 flow of applications (72.4/month x 12 months)*	869	
Attrition Rate (cancellations, etc.) (42.9/month x 12 months)*	<u>515</u>	
Remaining Applications	354	
Probable number of applicants in serious need (19.4%)	<u>69</u>	
Probable number of applicants in serious and moderate need (52.5%)		<u>186</u>
Total Demand to 1979	144	390

SUPPLY

Turnover anticipated in existing 3317 units to 1979 (6.5% or 18/mth.x 12 mths.)*	(216)	
New units under development	(<u>169</u>)	
Total Units Available	(<u>385</u>)	(<u>385</u>)

EXCESS (SUPPLY OVER DEMAND) DEMAND OVER SUPPLY	(241)**	5
--	---------	---

ACCURACY

The foregoing findings are considered to be accurate to within $\pm$ 10 percent.

* Hamilton Housing Authority historical data.

** An excess in the supply of units relative to demand does not necessarily indicate that vacancies will occur. It does indicate that units will be available for offering to households with moderate need.

TABLE 2
CITY OF HAMILTON FAMILY APPLICANT SUMMARY AND
PROJECTED DEMAND FOR RENT-GEARED-TO-INCOME ACCOMMODATION
1978-1979

PRESENT DEMAND

As of June 30, 1978		
Total number of applications on file	<u>540</u>	
Applicants considered to be in serious need (41.3%)		223
Applicants considered to be in serious and moderate need (67.3%)		363

PROJECTED DEMAND

Estimated 1978-1979 flow of applications (111.9/month x 12 months)*	1343	
Attrition Rate (cancellations etc.) (73.5/month x 12 months)*	(882)	
Remaining Applications	461	
Probable number of applicants in serious need (41.3%)		190
Probable number of applicants in serious and moderate need (67.3%)		<u>310</u>
Total Demand to 1979	413	673

SUPPLY

Turnover anticipated in Existing 2487 units to 1979 (17.9% or 37.2/mth x 12 mths)*	(446)	
New Units under Development	(15)	
Total units Available	(461)	(461)

EXCESS (SUPPLY OVER DEMAND)/DEMAND OVER SUPPLY	(48)**	212
--	--------	-----

Accuracy

The foregoing findings are considered to be accurate to within $\pm$ 10 percent.

* Hamilton Housing Authority historical data

** An excess in supply of units relative to demand does not necessarily indicate that vacancies will occur. It does indicate that units will be available for offering to households with moderate need.

TABLE 3 : ANALYSIS OF SENIOR CITIZEN ONE-PERSON HOUSEHOLD APPLICANTS

POINT RANGE	Number in Range		Average Age	Income		Shelter Cost		Percentage Income Spent on Shelter Cost		Average Points Awarded for Accommodation	Total Refusals by all Applicants in Point Range	Percentage
	Owners	Tenants		Average	Median	Average	Median	Average	Median			
0 - 9	0	33	68	645	590	133	167	19	22	1	14	45%
10 - 19	0	12	68	572	564	160	181	31	34	4	5	63%
20 - 29	1	10	67	445	440	125	125	25	23	1	3	31%
30 - 39	0	35	71	381	395	120	133	30	35	2.6	11	34%
40 - 49	0	42	70	319	313	110	110	32	34	4.4	12	37%
50 - 59	0	39	71	305	300	165	175	52	54	1.5	14	41%
60 - 69	0	8	65	263	268	130	137	48	48	.9	3	60%
70 - 79	0	1	71	120	120	100	100	83	83	0	0	
80 - 89												
90 - 99												
100+												
Total Respondents	1	180										

TABLE 4: ANALYSIS OF SENIOR CITIZEN TWO-PERSON HOUSEHOLD APPLICANTS

POINT RANGE	Number in Range		Average Age		Income		Shelter Cost		Percentage Income Spent on Shelter Cost		Average Points Awarded for Accommodation	Total Refusals by all Applicants in Point Range	Percentage *
	Owners	Tenants	M	F	Average	Median	Average	Median	Average	Median			
0 - 9	0	52	65	65	836	799	182	185	21	23	1	16	31%
10 - 19	0	7	70	69	631	621	145	160	22	25	3.7	1	14%
20 - 29	0	10	71	66	579	579	163	172	28	29	1	1	1%
30 - 39	0	9	68	62	504	525	186	189	34	35	.4	2	22%
40 - 49	0	1	60	54	430	430	195	195	45	45	0	0	0%
50 - 59	0	3	67	64	459	468	198	220	43	44	1	1	33%
60 - 69													
70 - 79													
80 - 89													
90 - 99													
100+													
Total Respondents	0	82											

*Percentage of investigated applicants who have turned down a unit when offered

POINT RANGE	Number in Range	Average Number of Children	Income		Shelter Cost		Percentage Income Spent on Shelter Cost		Average Points Awarded for Accommodation	Total Refusals by all Applicants in Point Range	
			Average	Median	Average	Median	Average	Median		Percentage**	
0 - 9	18	.9	532	397	114	95	18	21	6	2	14%
10 - 19	25	1.4	530	569	175	187	32	34	8	2	10%
20 - 29	96	1	353	353	180	180	52	51	7	10	13%
30 - 39	28	1	326	331	174	165	55	53	12	3	11%
40 - 49	2	0	238	238	110	110	49	49	13	0	
50 - 59											
60 - 69											
70 - 79											
80 - 89											
90 - 99											
100+											
Total Respondents	169*										

TABLE 6 : ANALYSIS OF TWO-PARENT FAMILY APPLICANTS

POINT RANGE	Number in Range	Average Number of Children	Income		Shelter Cost		Percentage Income Spent on Shelter Cost		Average Points Awarded for Accommodation	Total Refusals by all Applicants in Point Range	
			Average	Median	Average	Median	Average	Median		Percentage**	
0 - 9	25	1	870	865	198	202	22	23	5	4	20%
10 - 19	25	1	758	738	192	194	27	27	9	3	23%
20 - 29	19	1	491	434	188	190	41	42	10	2	13%
30 - 39	4	1.5	526	503	299	265	55	54	11	0	
40 - 49											
50 - 59											
60 - 69											
70 - 79											
80 - 89											
90 - 99											
100+											
Total Respondents	73*										

*Includes Rent Supplement applicants - disabled singles
 *Percentage of investigated applicants who have turned down a unit when offered.

REFUSAL RATE

At the time of the field survey, an additional analysis was conducted concerning the number of times an applicant refuses a unit when offered to them.

When a resident makes an application with the Housing Authority, they are requested to choose an area of preference within the City.

The applicants are permitted two refusals within their area and refusals are only recorded when a unit within their locational preference has been offered to them.

Following analysis it was found that 35.7% of the homevisited senior citizen applicants and 14% of the homevisited family applicants had refused a unit when offered to them. (For a complete breakdown refer to Tables 3-6).

HAMILTON PUBLIC LIBRARY



3 2022 21335794 6

URBAN